HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

98 Westminster Road, Macclesfield, SK10 3AJ

98, Westminster Road, Macclesfield, Cheshire SK10 3AJ

Situated in a highly convenient position within walking distance of town centre, local shops and nearby parks, this three-bedroom detached property on Westminster Road presents an excellent opportunity for buyers seeking a well-maintained home with scope for modernisation.

Having been lovingly cared for over the years, the property now offers fantastic potential to update and enhance to personal taste. The accommodation briefly comprises an entrance hall, spacious lounge, dining kitchen, double bedroom and shower room to the ground floor. To the first floor are two further double bedrooms, benefiting from access to useful loft spaces which may offer potential for further development, subject to the necessary consents.

Externally, the property occupies a particularly good-sized plot. Set back from the road behind a front lawn with established hedged borders, the home enjoys a pleasant degree of privacy. A tarmacadam driveway provides ample off-road parking. The enclosed rear garden is a standout feature, offering a generous and versatile outdoor space. Fully bounded by fence panel borders, it includes stone-flagged patio seating areas, a well-kept lawn and mature planting. Additionally, the garden accommodates three metal sheds, a wood store and a greenhouse.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Cumberland Street turning right at the roundabout into Westminster Road. The property can be located on your right hand side.

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Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Covered Porch
Courtesy light.

Entrance Hall
Composite front door with glazing inset and adjoining. Picture rail. Meter cupboard. Spindle balustrade to the staircase. Single panelled radiator.

Lounge
23'04 x 10'11 increasing to 13'00
Multi-fuel stove set within a recessed stone fireplace. Ceiling rose. Picture rail. uPVC double glazed window to the bay. uPVC double glazed window to the side elevation. Double panelled radiator.

Dining Kitchen
15'04 reducing to 11'06 x 14'09
Single drainer two and a half bowl stainless steel sink unit with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated single ovven. Integrated four ring gas hob. Plumbing for automatic washing machine. Space for tumble dryer. Vaillant central heating and domestic hot water boiler. uPVC double glazed window. uPVC door to the rear garden. Double panelled radiator.

Bedroom Three
11'00 x 10'10
Picture rail. Ceiling rose. uPVC double glazed window to the bay. Double panelled radiator.

Shower Room
Large fully tiled cubicle with thermostatic shower over. Pedestal washbasin. Low suite W.C. Partially tiled walls. Tiled flooring. uPVC double glazed window. Heated towel rail. Double panelled radiator.

First Floor

Landing
Spindle balustrade to the staircase. Airing cupbboard housing the hot water cylinder.

Bedroom One
18'11 x 11'10 max
Access to the loft. Two uPVC double glazed windows. Double panelled radiator.

Bedroom Two
12'00 reducing to 8'06 x 11'01
Picture rail. uPVC double glazed window. Single panelled radiator.

Loft Space
11'11 x 4'07
Insulation. Lighting.

Outside

Gardens
The property is set behind an attractive garden with hedged borders and a tarmacadam driveway providing off-road parking for approximately three vehicles. The garden to the rear is of a good size and is fully enclosed within fence panel borders. The space includes stone flagged patio seating areas, a neat lawn and mature planting. The garden to the rear is also home to three metal garden sheds, a woodstore and greenhouse.

£340,000

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